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From: Andrew Crabb [REDACTED]
Sent: 21 June 2021 16:56
To: Finlay Gardner <Finlay.Gardner@arun.gov.uk>
Cc: Planning <Planning@arun.gov.uk>
Subject: Objection to Application number : FG/90/21/HH

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Application number : FG/90/21/HH

Proposal : Erection of addition of second floor, part single, part two storey extension and wrap around terrace

Site : 1 Sea Drive, Ferring, BN12 5HD

Dear Sirs

I would be grateful if you could register this objection against the planning application please?

We live in 108 Sea Lane, directly behind 1 Sea Drive and write to object to this planning application on a number of counts.

Our opinion is that this planning application is unacceptable in terms of the local street environment as it is out of character with vast majority of residential properties in Ferring, it is overbearing and overlooks adjacent and neighbouring properties, and is also looks to be significant over development of an already large house, by the addition of a third storey.

Specifically, our concerns and objections are as follows:

- Currently the property on site has Velux windows to the rear elevation at the first floor level. The planning application shows the first-floor level having many floor-to-ceiling windows to the rear elevation which will be able to see directly into our master bedroom and sitting room windows behind at 108 Sea Lane.
- The floor to ceiling full-height windows/doors proposed to the rear elevation on all three levels show a considerable increase in glazed areas than the current property (particularly on the upper two storeys). Bearing in mind the sun is low as it goes down in the west in summer months, we feel the resulting reflections will be dazzling over the surrounding houses and gardens to the rear from early afternoon until sunset on sunny days.
- The addition of a third storey observatory/bedroom 5 also has floor-to ceiling windows on the rear and west elevations which will allow direct views over and into 108 Sea Lane's bedroom and sitting room, over the rear garden of 3 Sea Drive, the house next door, the rear garden of 108 Sea Lane and a number of properties on the south side of St Malo Close.
- The planning application is for a three storey, modern cubist style property, not in keeping with the style of the existing property on site or others surrounding, and it's blocky design will invariably cast large and imposing shadows over 3 Sea Drive (the house next door) and its rear garden for much of the day.
- The west elevation at the first floor level of the application shows a door and window leading on to a terrace which will directly overlook 3 Sea Drive's front balcony and rear garden. The property's location already gives it fabulous views of the sea, beach and coastline, the addition of the terraces to the west and north of the property simply invade other neighbours properties / privacy, which is completely unacceptable when the property is afforded such special views already.
- The addition of a third storey is hugely out of keeping in a residential area of mostly bungalows, chalet style properties and two storey houses. It is our belief there is only one other house of three storeys in Ferring, which is considerably smaller and less imposing. Again, it is not acceptable for a third storey to be allowed that invades so many of the neighbour's privacy by looking into either their windows or rear gardens.
- The application shows the first floor of the east elevation coming out further than the existing house does, which will reduce the existing view of the sea and coast for 108 Sea Lane from it's first floor.
- With the site's prominent corner position, when approached from the east, the planning applications' three storey, flat roofed, cubist design will incongruously dominate the location and surrounding properties.
- The site has been incorrectly identified on the flood zone plan uploaded (shows 5 Sea Drive)
- There is no indication of the proposed colour of 'rock cladding' referred to on the application, the colour of this will have a big impact on the visual presence of the proposed already "in-your-face" property that has been substantially altered from a chalet style house to a substantial three storey building.

To sum up, it is our feeling that the application is overbearing and overlooking of neighbouring properties, invades the privacy of surrounding neighbours and is an unacceptable and inappropriate over-development of the site for its location. We trust the Planning Committee (despite what officers may have indicted in pre planning advice) will refuse this application.

Andrew Crabb and Jan Harding